



GRANTON WATERFRONT

In partnership with  **RETTIE**



Scotland has some of the most ambitious climate targets in the world and a legal mandate to reach net zero by 2045

Reducing emissions from housing will play a pivotal role in reaching this target and induce as a norm, the build of more energy efficient homes supporting a new and truly sustainable urban lifestyle.

At West Shore, CCG Homes is developing a housing exemplar, so if lowering your carbon footprint is important to you today, the homes of a greener, net zero future are here now.



Begin your journey to a greener future at West Shore in north Edinburgh

CCG Homes is leading the market in sustainable housebuilding by developing 56 one-and-two-bedroom apartments to an operational net zero standard of performance. This building design supports a contemporary and healthy living experience by nullifying carbon emissions produced under use of services such as heating, lighting, ventilation and cooling.

Low energy means lower cost and in the process of supporting the environment, homeowners will be able to enjoy the very best of an emerging new waterfront community.

be

CARBON CONSCIOUS

SUSTAINABLE MATERIALS -
TIMBER
ABSORBS
CARBON!

ZERO WASTE MANUFACTURING CONDITIONS

FEWER
VEHICLE
MOVEMENTS
= LESS FUEL
EMISSIONS



Learn more

SUPER INSULATED WALLS

TRIPLE GLAZED WINDOWS

STAY
WARMER
FOR
LONGER

CCG Homes' journey to net zero carbon has been 20 years in the making

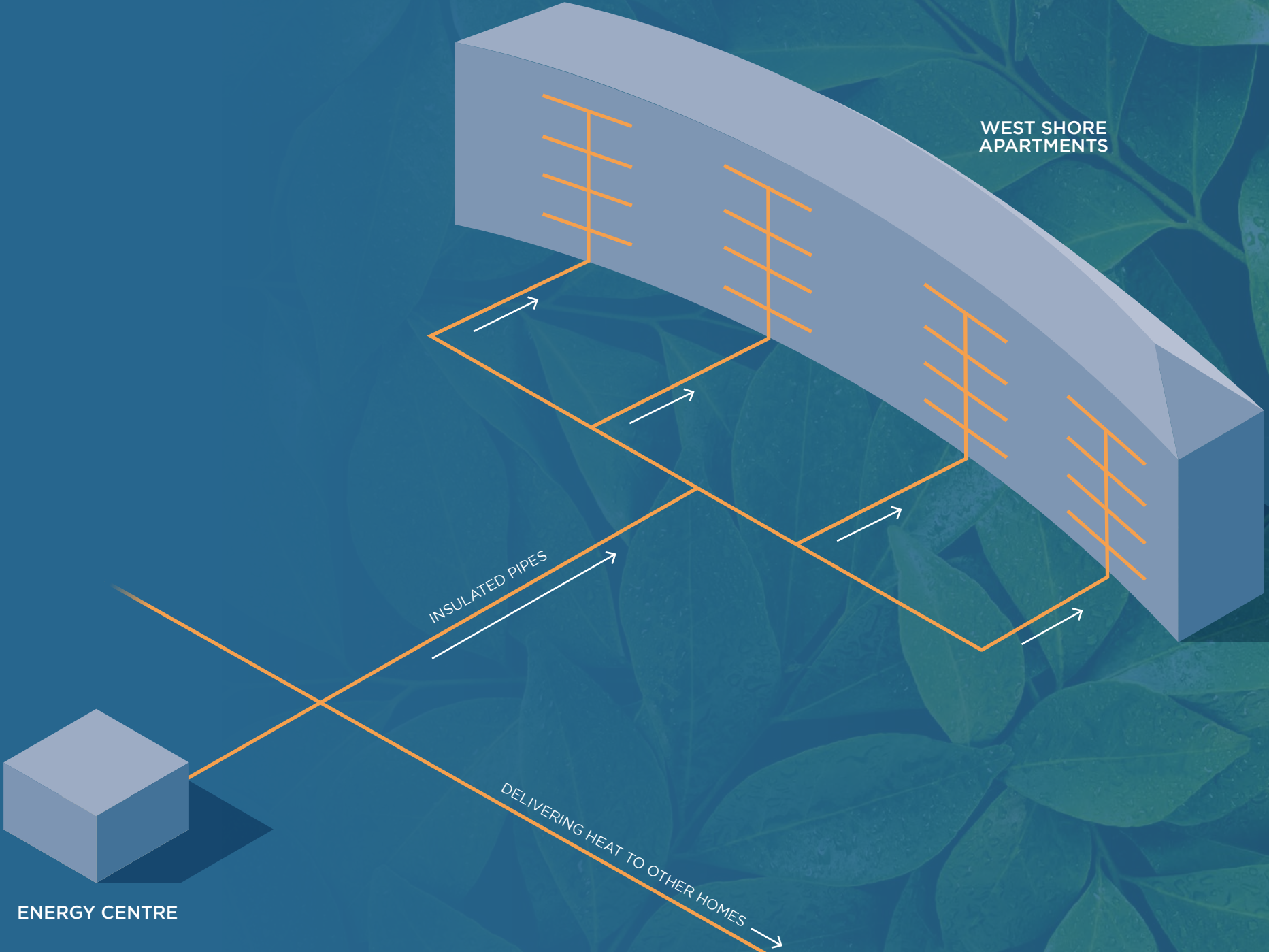
As a member of the CCG Group, recognised as one of the country's most innovative construction and manufacturing companies, CCG Homes is advantaged by the use of 'offsite' methods of construction in the creation of West Shore.

Using sustainably-sourced timber, we design, fabricate, and pre-assemble entire wall zones in a highly advanced, zero-waste factory environment. The process is quality managed and precision engineered, helping us to lower our own carbon footprint and achieve rigorous performance standards that particularly reduces heat loss. This ensures your home will stay warmer longer, naturally reduce the demand for energy and save you money on your fuel bills.

Adopting clean energy systems is an environmental necessity

All space heating and hot water energy requirements are delivered by entirely clean (non-polluting) means. Each property at West Shore is serviced from one centralised source in the form of a district heating, air source / water source heat pump network which is one of the largest, most advanced systems of its kind in the UK.

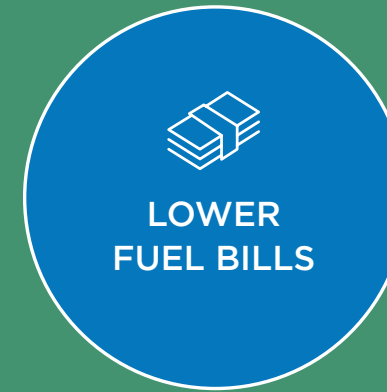
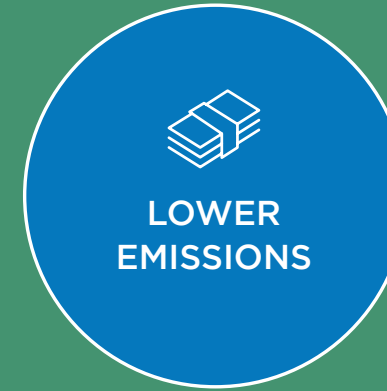
Ambient air is extracted from the surrounding environment and used to heat water before being distributed through an insulated, underground network of pipes and fed into each property from a Heat Interface Unit (HIU). The HIU operates similar to a combination boiler by delivering the apartments with conventional radiator heating and mains pressure domestic hot water without the need for cylinder storage.



SOLAR POWER

Roof-mounted solar panels (220) complete our clean energy strategy. The panels absorb energy from the sun during daylight hours which is then passed through an inverter to convert the energy into electricity for use by homeowners to offset energy costs.

	TYPICAL 2-BEDROOM APARTMENT (76m ²)	TYPICAL 2-BEDROOM WEST SHORE APARTMENT (76m ²)
Heat source	Direct emissions gas condensing boiler	Zero emissions centralised air source heat pump system
Windows	Double-glazing	Triple-glazing
Solar panels	Connect to communal building supply	Connect to individual property
EPC rating	85 (B)	Up to 95 (A)
Regulated carbon emissions	38% reduction	96% reduction by 2050**



This combination of measures adds value today, savings costs tomorrow

The Scottish Government's roadmap to net zero requires owner-occupiers and landlords alike to become responsible for the decarbonisation of their homes from as early as 2028. This will require a minimum "good" energy efficiency standard achieving EPC 'C' rating or above by undertaking property enhancements and adoption of clean energy systems.

There is no "one size fits all" approach...so what do you do? How much will it cost? At West Shore our purchasers needn't worry about these questions as each property is future-proofed to meet the emerging building standards, delivering an immediate gain of lower fuel bills creating longer-term savings that can be retained...or enjoyed!

**96% reduction in regulated carbon emissions refers the maximum amount of emissions can be reduced by the development upon the full decarbonisation of the National Grid. The remaining 4% is achieved by carbon offsetting measures in the City of Edinburgh. REF - 2030 Climate Strategy

A vibrant, waterfront community...

Walk to the Silverknowes Esplanade in under 5 minutes and take in that fresh sea air and a wealth of walking trails along the way. City centre? The Newhaven Tram Terminus is just 3 miles east whilst Edinburgh Waverley is accessible under 30 minutes by bicycle.

TRANSPORT KEY

- Cycle route
- Tram route
- Bus route



LOCATION KEY

- Amenities**
 - 1 Morrison's Supermarket
 - 2 Lidl Supermarket
 - 3 Tesco
 - 4 Crewe Medical Centre
 - 5 Granton Library
 - 6 Granton Parish Church
 - 7 West Granton Post Office
 - 8 ASDA Leith Superstore
- Leisure**
 - 9 World of Football
 - 10 Silverknowes Golf Course
 - 11 Silverknowes Esplanade
 - 12 Barton Park Tennis Club
 - 13 Ainslie Park Leisure Centre
 - 14 Granton Harbour
 - 15 Granton Castle
 - 16 Granton Gasholder Park
 - 17 Royal Forth Yacht Club
 - 18 David Lloyd Edinburgh Newhaven Harbour
 - 19 Wardie Recreation Ground
 - 20 Lomond Park Tennis Club
- Education**
 - 21 Edinburgh College Granton Campus
 - 22 Waterfront Nursery
 - 23 Granton Primary School
 - 24 Craigroyston Community High School
- Transport**
 - 25 Newhaven Tram Terminus
 - 26 Ocean Terminal Tram Stop
 - 27 Port of Leith Tram Stop
 - 28 The Shore Tram Stop





There is more to come...

Granton will continue to transform over the next 15 years as part of a £1.3bn regeneration to deliver 3,500 new homes and new civic, arts, leisure and commercial centres, as well as educational facilities and Europe's largest coastal park.



Learn more





Sustainable design extends beyond carbon emissions

The philosophy of environmental kindness is embedded throughout our development and across a wider masterplan of new homes that has focused on reducing car movements and promoting active travel.

West Shore stands within as a striking, crescent-shaped apartment building designed around retained biodiversity and new, communal green spaces. Homeowners will be able to enjoy the new cycle routes thanks to the provision of two secure bicycle stores for each property and where parking bays are provided, a proportion will be EV-enabled. An innovative underground refuse system will also be in place to ensure a tidier streetscape and minimise waste pollution.



Striking a balance between comfort and convenience

Reaching up to six storeys, West Shore is designed to maximise its coastal location with selected properties – some with their own balcony terrace – enjoying spectacular views over the Forth Estuary and Forthquarter Park. A focus on open-plan living will also create an added sense of space and light, offering favourable advantage for those working from home whom will also benefit from high-speed FTTP (Fibre to the Property).

High specification is provided as standard; each kitchen has low-maintenance cabinetry and a high-grade worktop as well as integrated appliances from the household brand, Hotpoint. Bathrooms have also been finished in a sophisticated range of ceramic wall tiles which are complemented by chrome finishing and high-quality tapware and sanitaryware.

Specification

Kitchen

Pre-selected cabinets (Moores)
Pre-selected worktops from (Moores)
Multi-function single oven (Hotpoint)
Ceramic electric hob (Hotpoint)
Chimney hood (Hotpoint)
70/30 fridge/freezer (Hotpoint)
Dishwasher (Hotpoint)
1.5 sink bowl with waste kit
Glass splashback
Integrated recycling

Bathroom

Pre-selected wall tiles (Porcelanosa)
White basin half pedestal
White WC with concealed cistern
White seat and cover
White single bath
Thermostatically controlled bath filler
Glass/chrome shower screen
Towel rail

Ensuite

Choice of pre-selected wall tiles (Porcelanosa)
White basin half pedestal
White WC with concealed coupled cistern
White seat and cover
Shower with thermostatic controls
Towel rail

Electrical

Downlighters to bathroom, ensuite, kitchen and hall
Undercounter lighting to kitchen
Master multi-media point to lounge
TV point to master bedroom
BT Fibre to hallway cupboard with secondary point to lounge
SKY Q enabled
Solar PV panel system connecting directly to property

Heating

Communal air-source heat pump system with centralised hot water storage
Heat Interface Unit (hot water source) with meter
Radiators with thermostatic room valves

Windows and doors

High-performance multi-lock entrance doors
Contemporary pre-finished internal doors (Vicaima)
Low maintenance PVCu windows

Wardrobes

Integrated sliding wardrobes with hanging rail and shelf

Externals

Private balcony terrace to selected ground and upper-floor plots
Juliet balconies to upper-floor plots
Landscaped amenity space
Bicycle storage (2 bicycles per plot)

Fire safety

Mains operated smoke and heat alarms
Caron monoxide detection
Sprinkler systems

Lifts

Lift access (Core 2 and 3)

Decoration and internal finish

White painted emulsion to walls
White painted woodwork

Parking

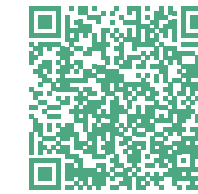
Parking is unallocated
Selected parking bays are EV enabled

Bins

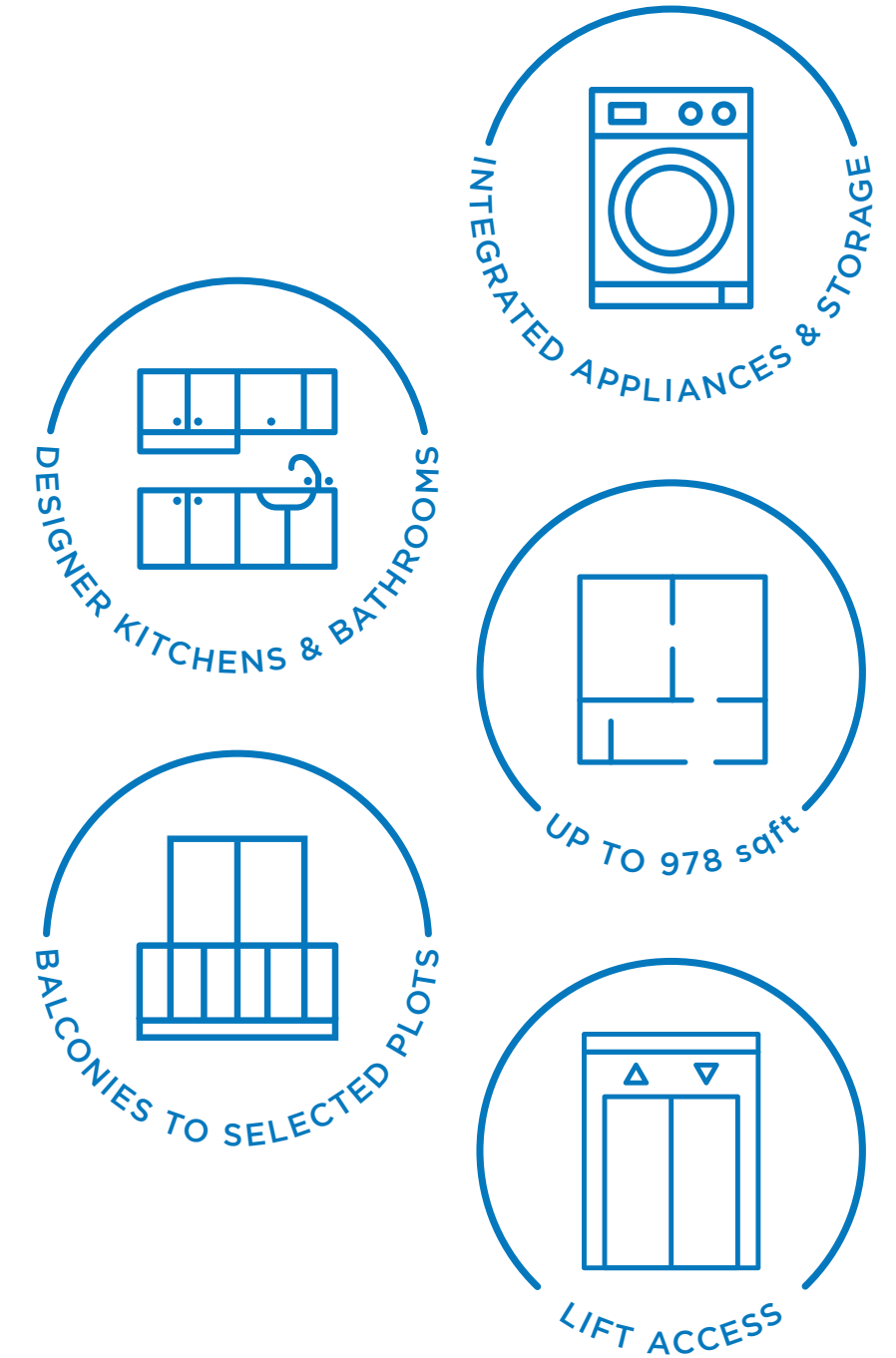
Underground refuse system

Warranty Provider

Checkmate



Download our spec sheet





The choice is yours

4

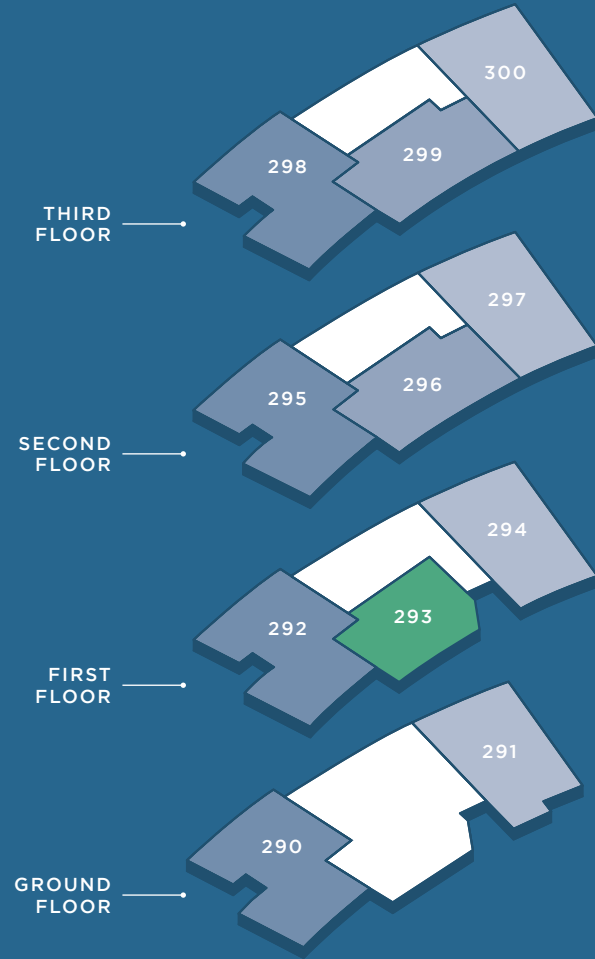
1-bedroom apartments

52

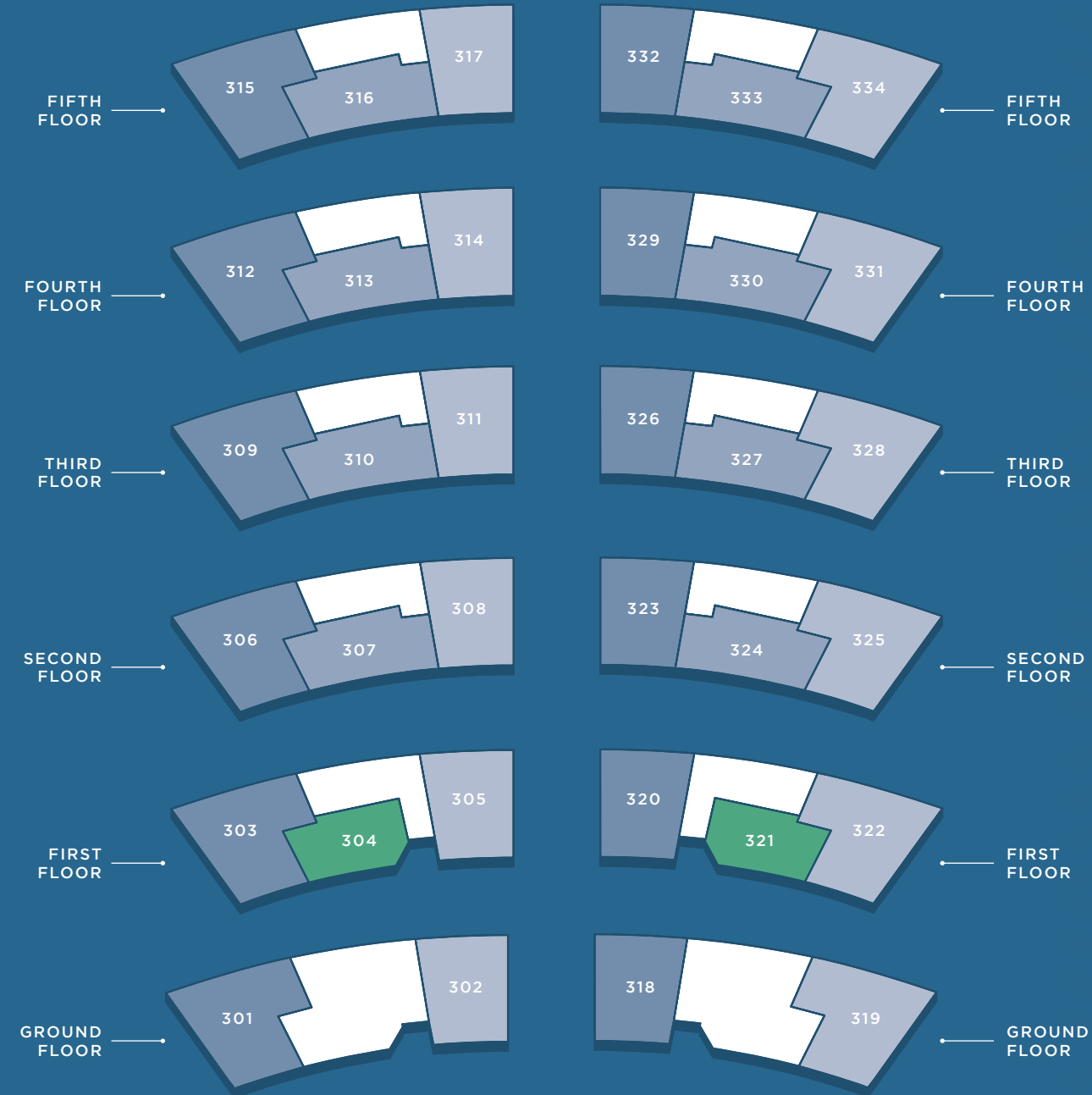
2-bedroom apartments



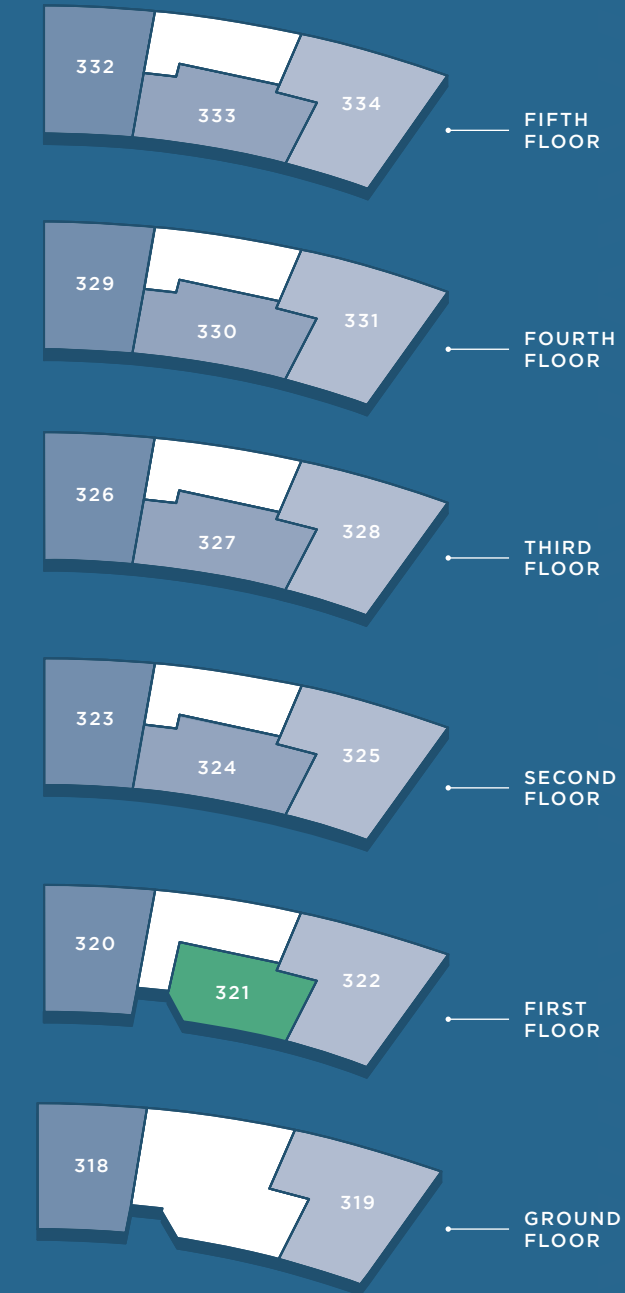
Download our spec sheet



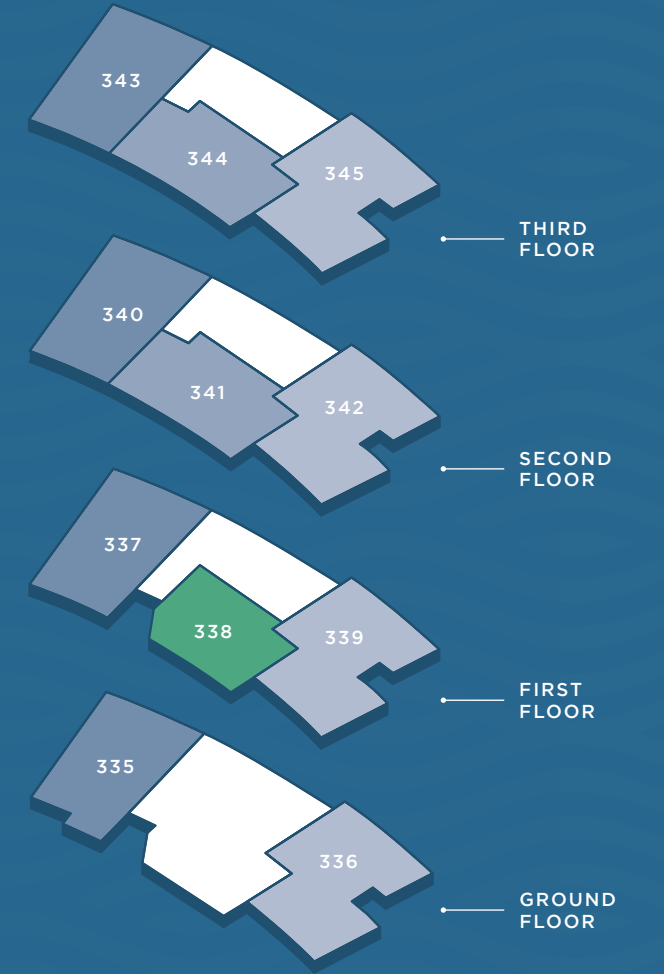
CORE 1



CORE 2



CORE 3



CORE 4

HOUSE TYPE A 2 BEDROOM APARTMENT

71.1m² | 765.3ft²

ROOM DIMENSIONS

Living Room / Kitchen

5.57m x 5.20m 18' 3" x 17' 1"

Bathroom

2.00m x 2.20m 6' 7" x 7' 3"

Bedroom 1

2.91m x 3.82m 9' 7" x 12' 6"

En-Suite

2.28m x 1.61m 7' 6" x 5' 3"

Bedroom 2

3.98m x 2.79m 13' 1" x 9' 2"

Balcony

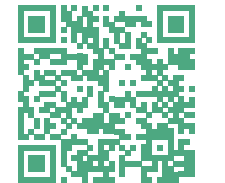
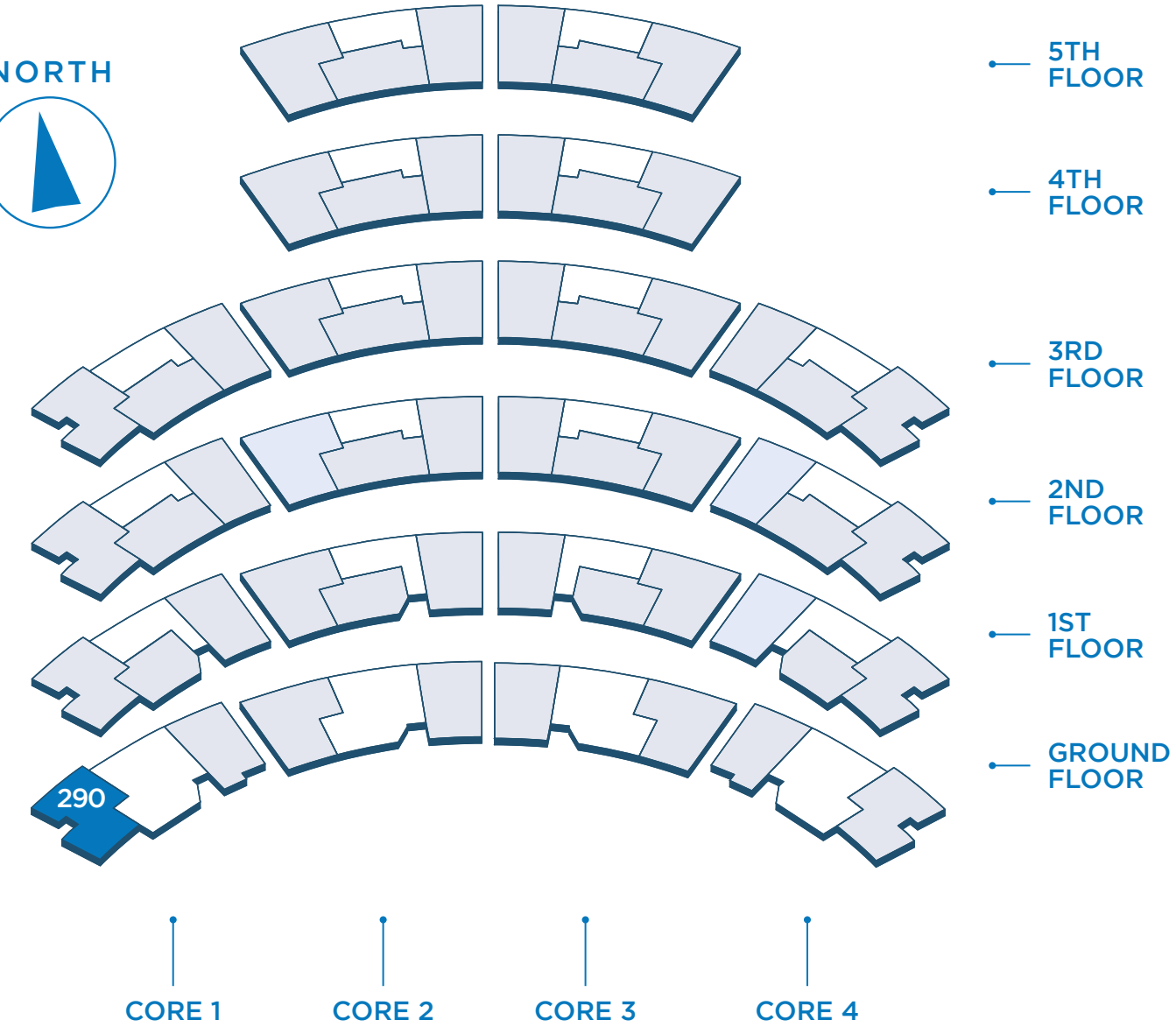
5.28m x 1.51m 17' 4" x 4' 11"



NORTH



PLOT LOCATOR



View our
Digital Home
Selector

The floorplan provided is of a typical house style. Some elements of the detailing have been digitally enhanced and may vary to that found at West Shore. Your sales consultant will be able to provide you with the full details of each plot and house type in this brochure. The particular illustrations and plans presented in this brochure are intended to give a fair description of the property but their accuracy is not guaranteed and they do not form part of any contract. CCG Homes reserve the right to alter property dimensions and specification as necessary.

HOUSE TYPE B 2 BEDROOM APARTMENT

67.4m² | 725ft²

ROOM DIMENSIONS

Living Room / Kitchen

5.85m x 5.07m 19' 2" x 16' 8"

Bathroom

2.34m x 2.24m 7' 8" x 7' 4"

Bedroom 1

3.53m x 3.03m 11' 7" x 9' 11"

En-Suite

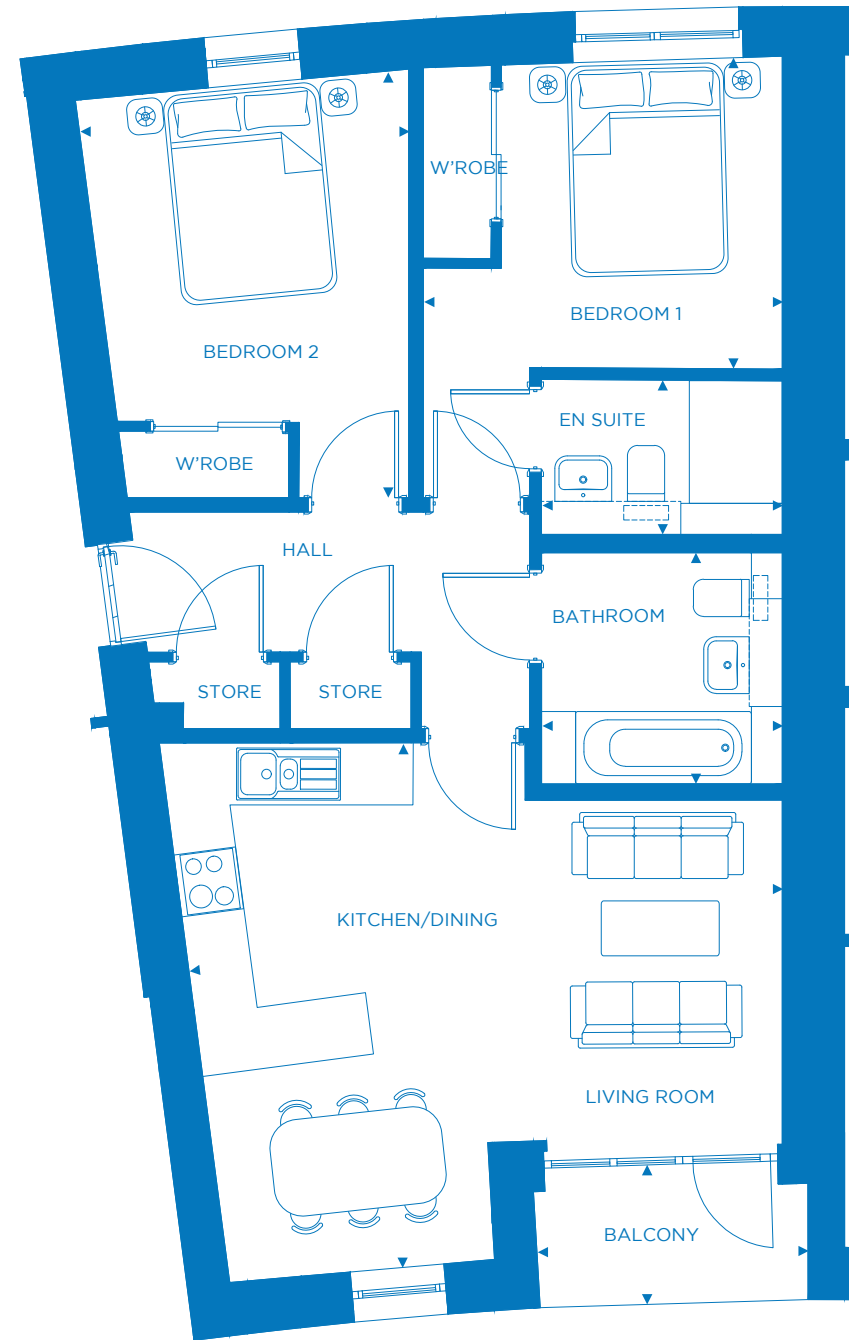
1.49m x 2.29m 4' 11" x 7' 6"

Bedroom 2

3.13m x 4.13m 10' 3" x 13' 7"

Balcony

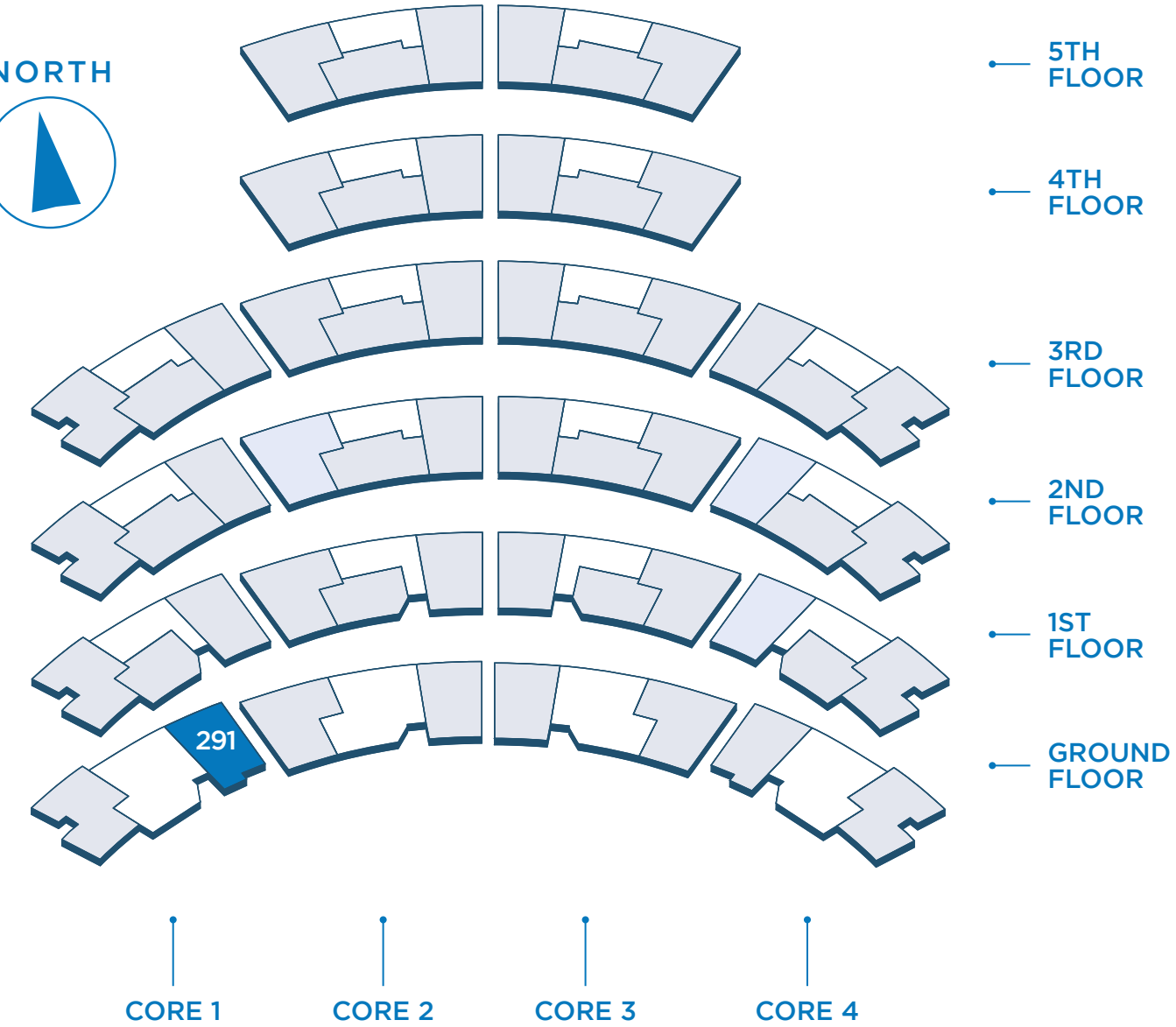
2.63m x 1.33m 8' 8" x 4' 4"



NORTH



PLOT LOCATOR



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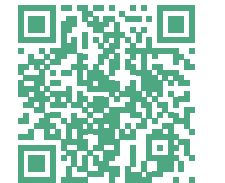
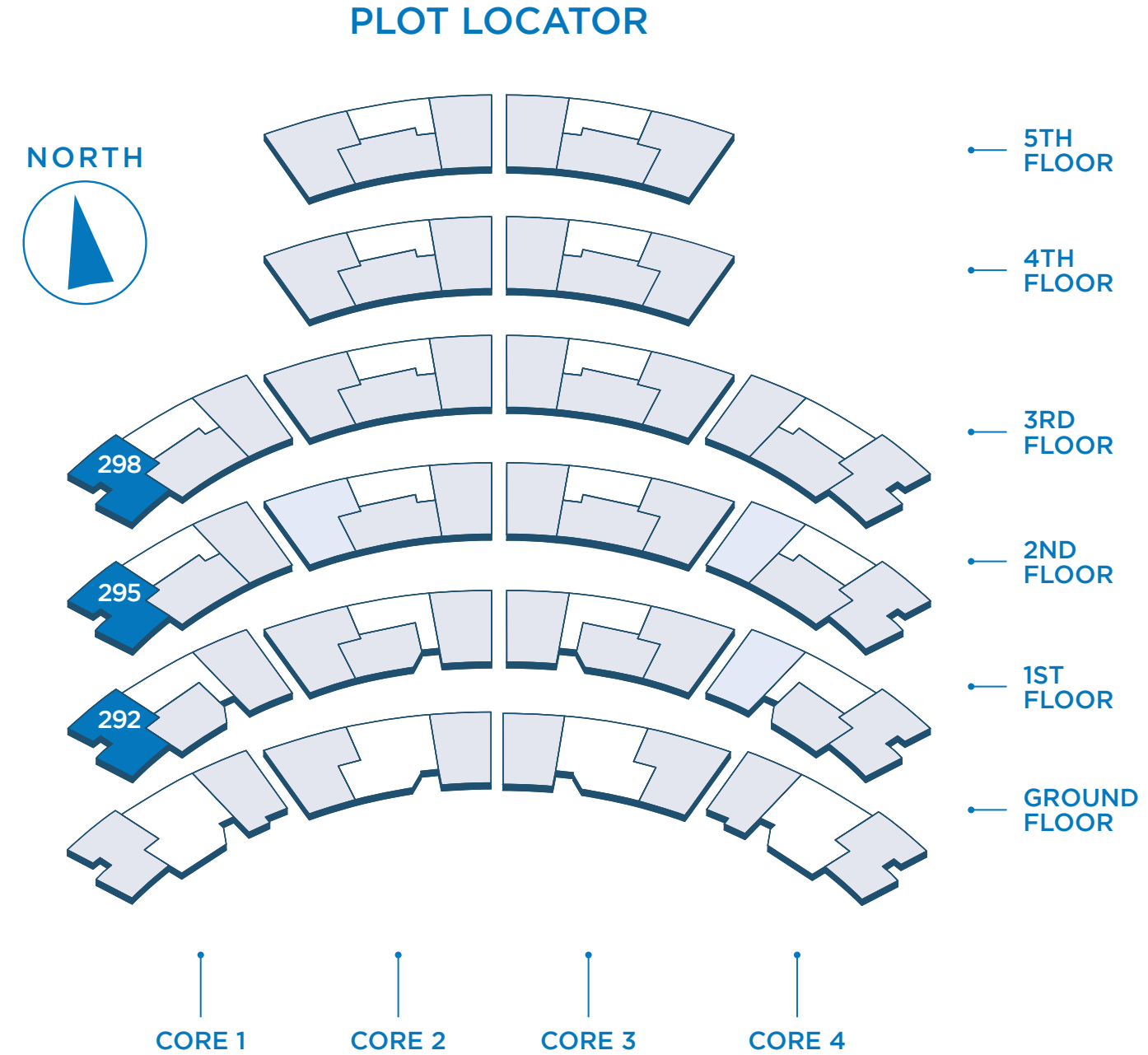
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HOUSE TYPE I 2 BEDROOM APARTMENT

71.3m² | 767.5ft²

ROOM DIMENSIONS

Living Room / Kitchen	5.59m x 5.20m	18' 4" x 17' 1"
Bathroom	2.00m x 2.20m	6' 7" x 7' 3"
Bedroom 1	2.91m x 3.82m	9' 7" x 12' 6"
En-Suite	2.28m x 1.61m	7' 6" x 5' 3"
Bedroom 2	3.98m x 2.79m	13' 1" x 9' 2"
Balcony	5.28m x 1.51m	17' 4" x 4' 11"



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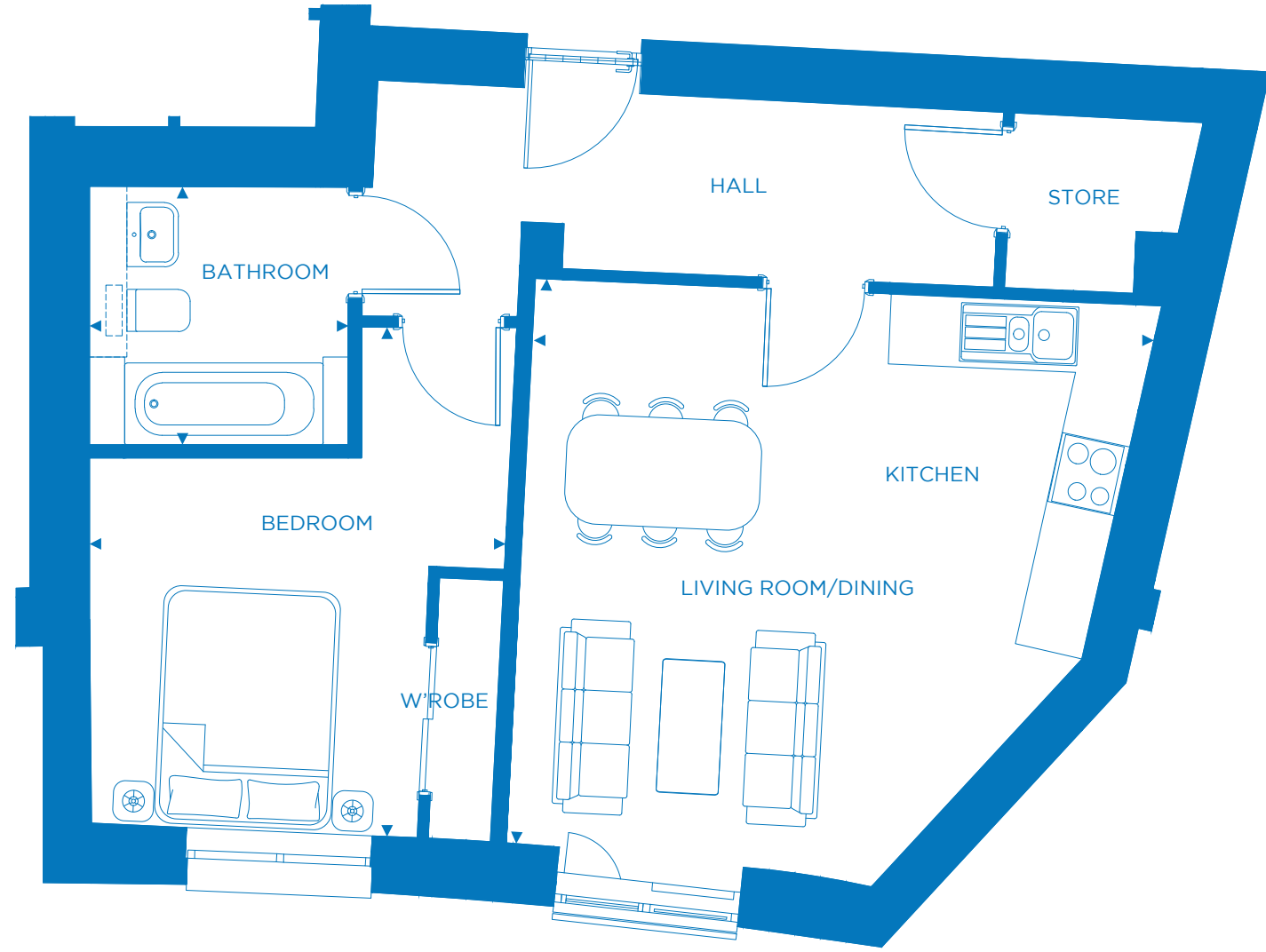
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HOUSE TYPE J 1 BEDROOM APARTMENT

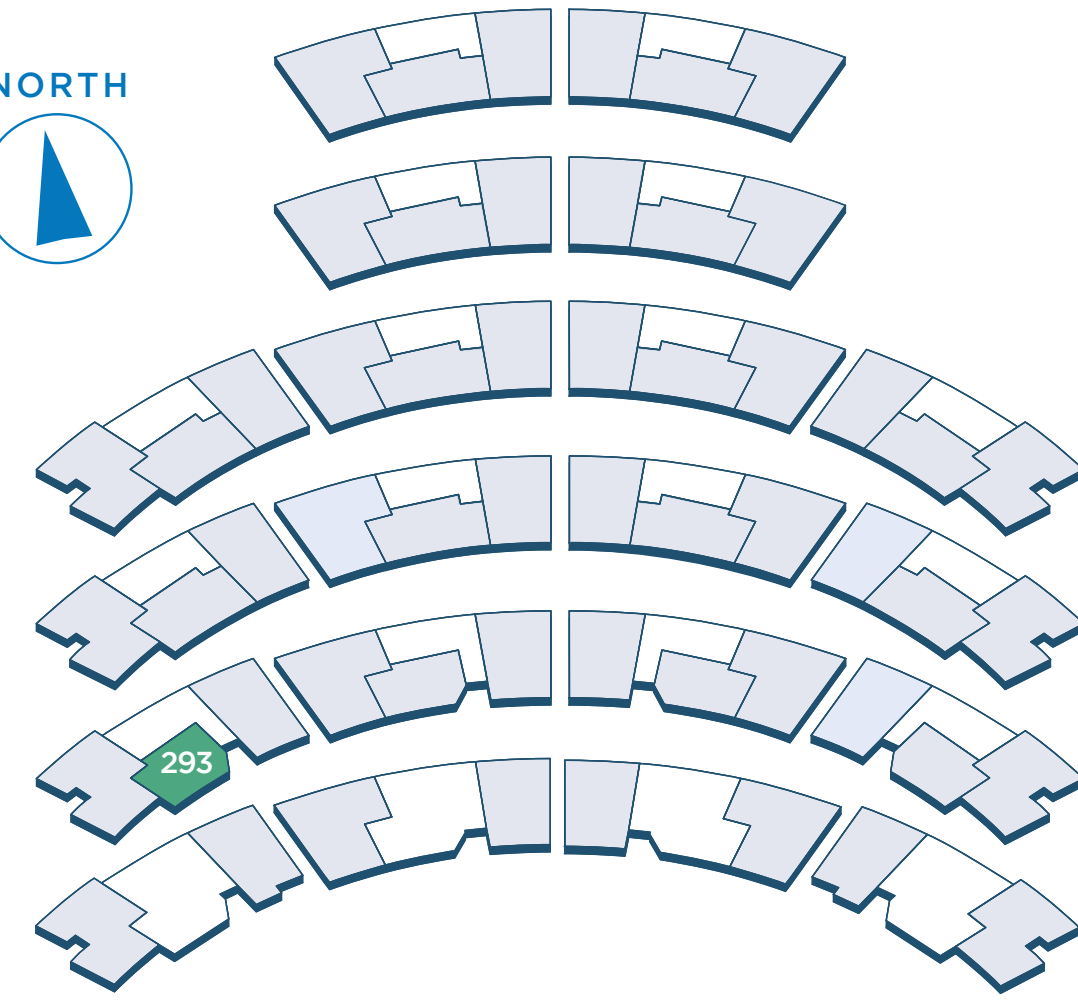
53.8m² | 579.1ft²

ROOM DIMENSIONS

Living Room / Kitchen	5.29m x 4.98m	17' 4" x 16' 4"
Bathroom	2.20m x 2.20m	7' 3" x 7' 3"
Bedroom	3.77m x 3.56m	12' 4" x 11' 8"

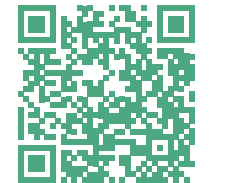


PLOT LOCATOR



- 5TH FLOOR
- 4TH FLOOR
- 3RD FLOOR
- 2ND FLOOR
- 1ST FLOOR
- GROUND FLOOR

- CORE 1
- CORE 2
- CORE 3
- CORE 4



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HOUSE TYPE K 2 BEDROOM APARTMENT

67.4m² | 725.5ft²

ROOM DIMENSIONS

Living Room / Kitchen

5.07m x 5.91m 16' 8" x 19' 5"

Bathroom

2.34m x 2.24m 7' 8" x 7' 4"

Bedroom 1

3.53m x 2.97m 11' 7" x 9' 9"

En-Suite

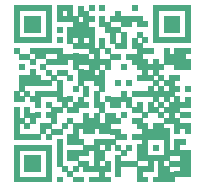
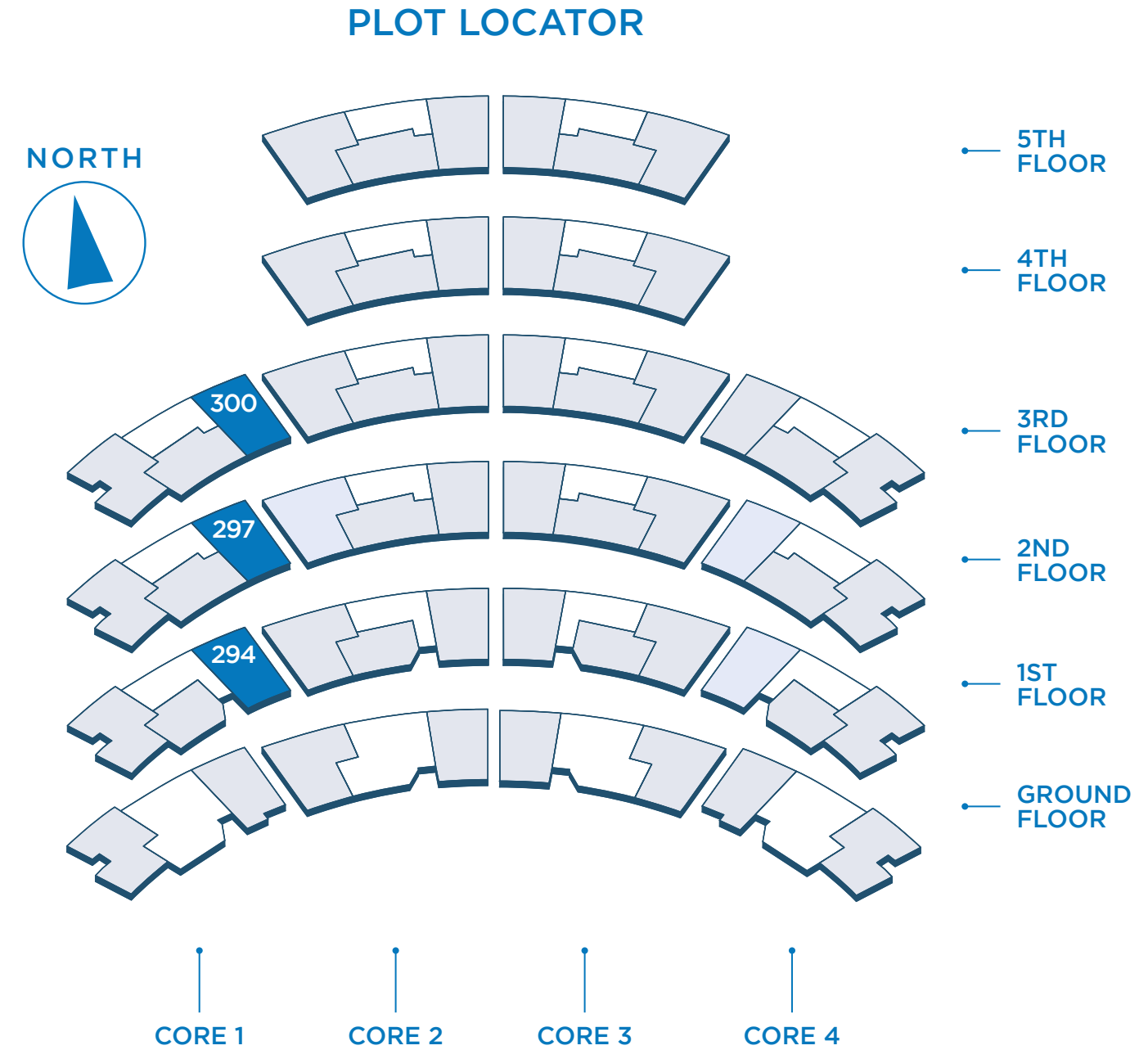
2.30m x 1.49m 7' 6" x 4' 11"

Bedroom 2

3.14m x 4.13m 10' 4" x 13' 6"

Balcony

2.62m x 1.33m 8' 7" x 4' 4"



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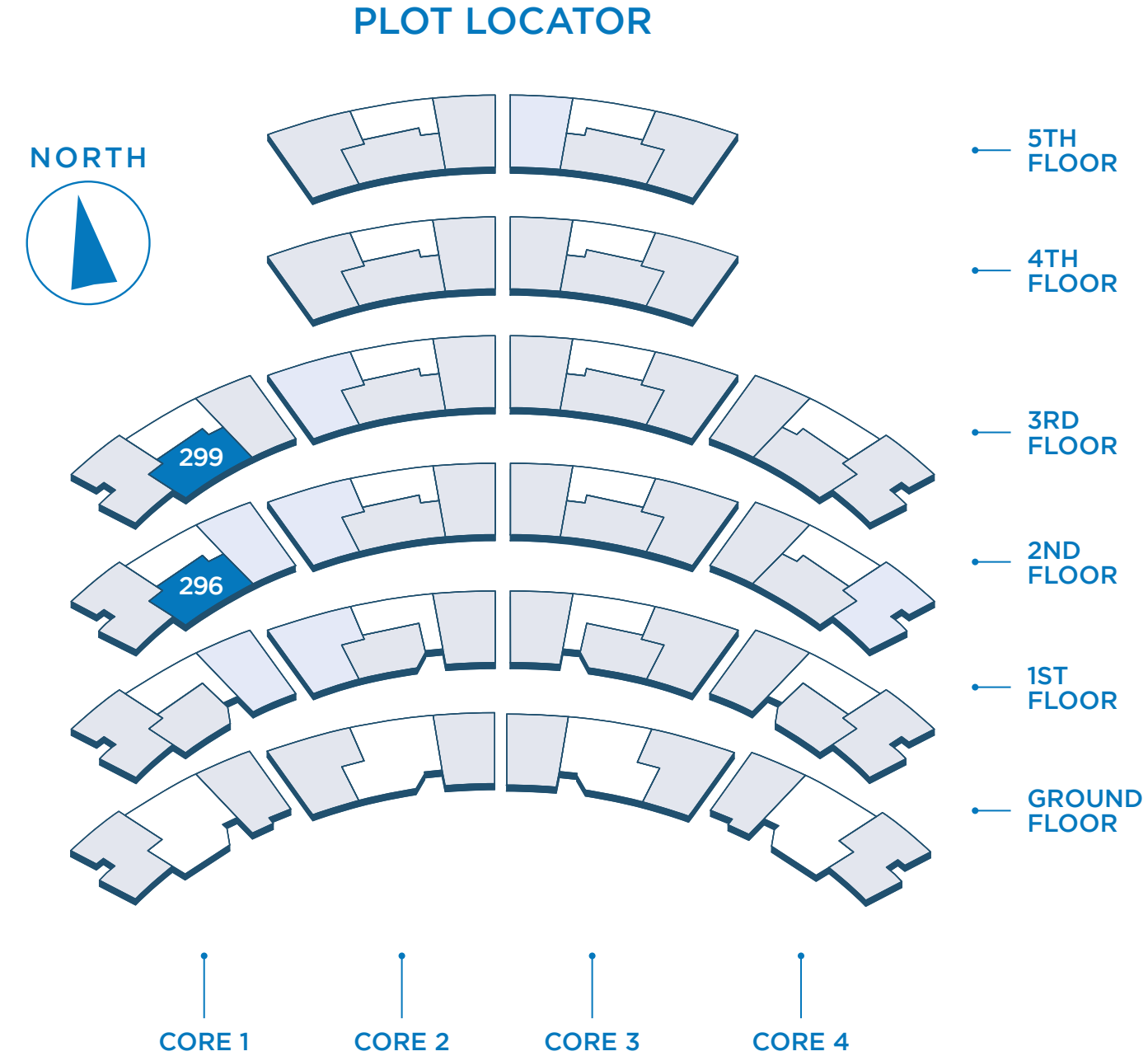
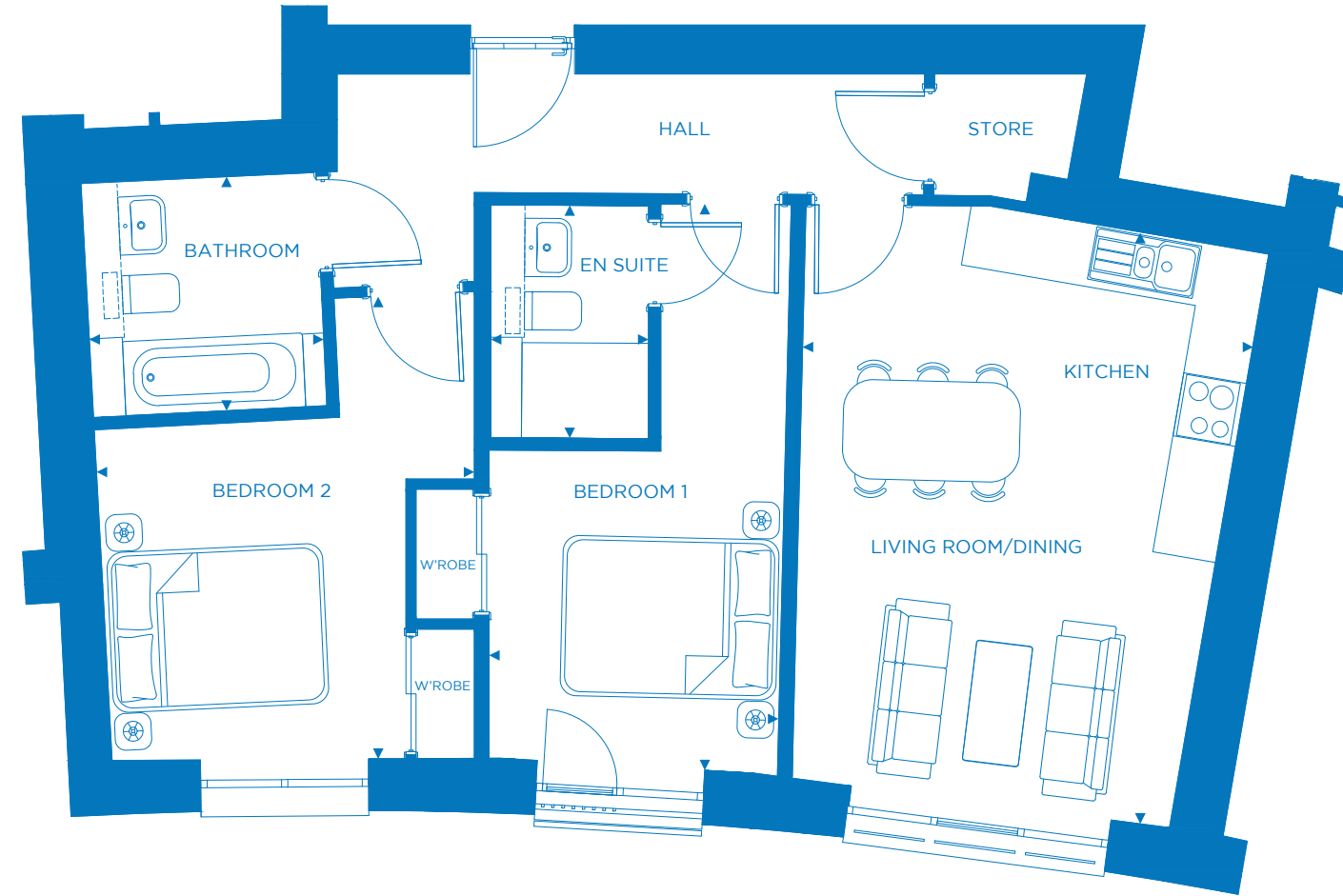
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HOUSE TYPE U 2 BEDROOM APARTMENT

66.3m² | 713.6ft²

ROOM DIMENSIONS

Living Room / Kitchen	5.59m x 4.23m	18' 4" x 13' 11"
Bathroom	2.20m x 2.20m	7' 3" x 7' 3"
Bedroom 1	5.38m x 2.85m	17' 8" x 9' 4"
En-Suite	2.20m x 1.49m	7' 3" x 4' 11"
Bedroom 2	3.95m x 3.56m	12' 11" x 11' 8"



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